



Woodland Mews, Sedgfield, TS21 3EH
1 Bed - Apartment
£595 Per Month

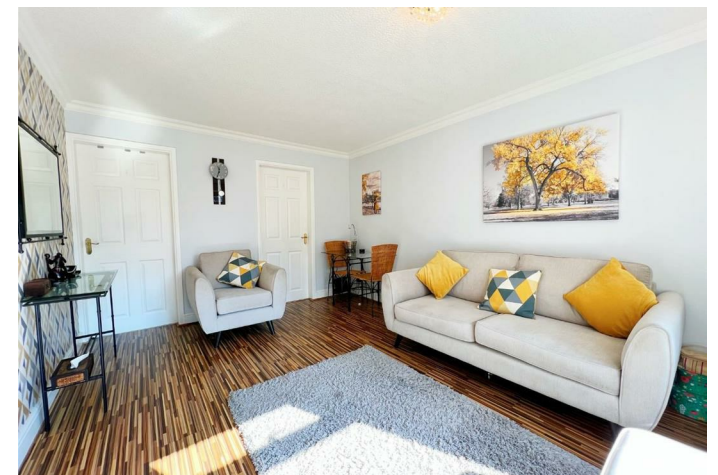
ROBINSONS
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Woodland Mews Sedgefield, TS21 3EH

We offer to the rental market this deceptively spacious ground floor apartment situated pleasantly within the heart of Sedgefield on Woodland Mews. The property is within walking distance to all of the local amenities offered in & around Sedgefield. The property briefly comprises: entrance hallway with storage cupboard, a 15ft (approximately) lounge with window to front elevation, fitted kitchen with a range of modern wall & base units & access to the rear, one double bedroom with fitted wardrobes & a re-fitted bathroom with modern three piece suite & over bath showering system. Externally, there are enclosed gardens to both front & rear (with neighbouring access only to the front elevation for the upper apartment). Viewing is recommended. The property is available on an un-furnished basis.

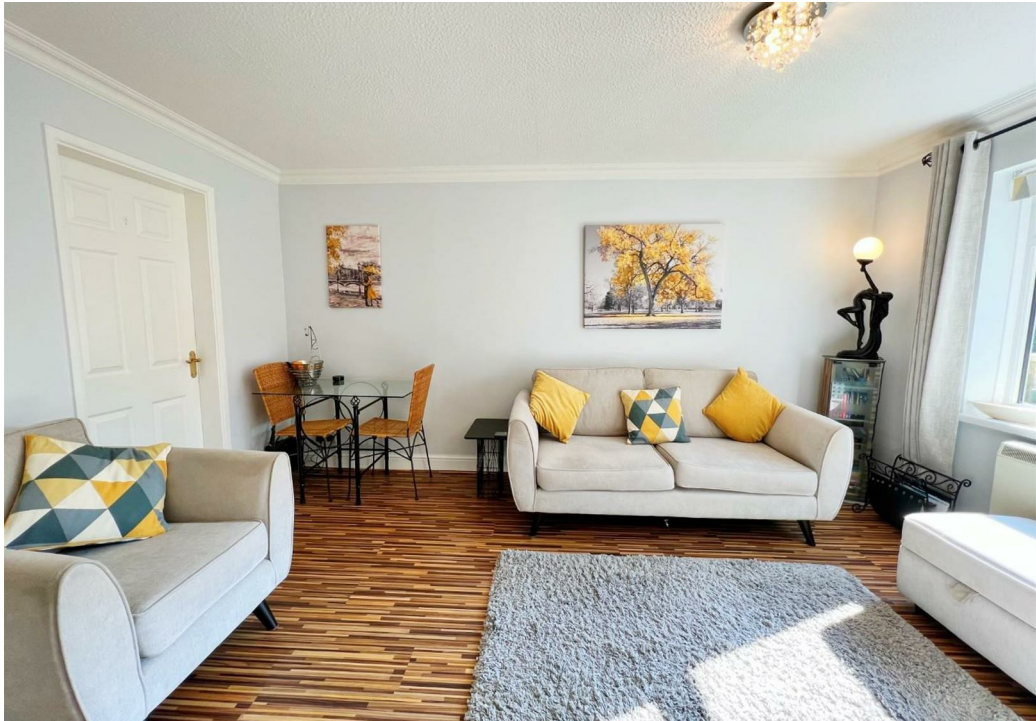
Rent £595 pcm
Bond £595

Tenants required earnings £17,400. Guarantors required earnings £20.880
No Pets. No Smokers
EPC Rating C Council Tax Band A (£1605 per year approx)











ENTRANCE HALLWAY

LOUNGE

15'1 x 10'9 (4.60m x 3.28m)

KITCHEN

10'4 x 7'5 (3.15m x 2.26m)

DOUBLE BEDROOM

10'5 x 10'3 (3.18m x 3.12m)

BATHROOM

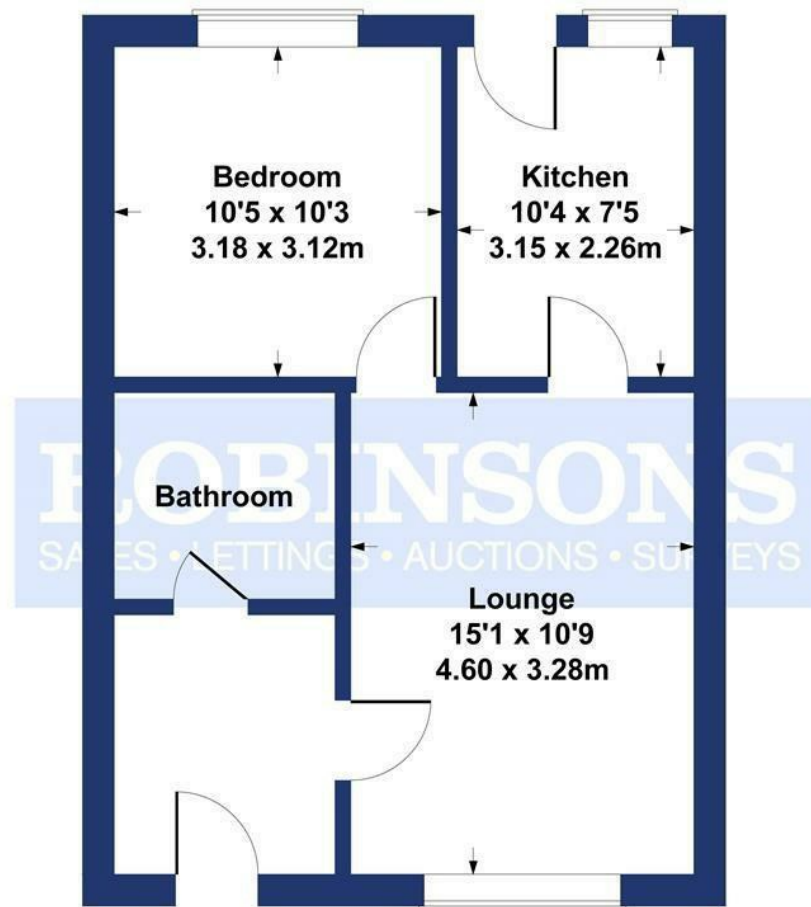
7'0 x 5'6 (2.13m x 1.68m)

EXTERNALLY



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Approximate Gross Internal Area
471 sq ft - 44 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	72
		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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